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P R E A M B L E

HOUSE REGULATIONS

RIVERVIEW SOUTH CONDOMINIUM, INC.

The following house regulations pertaining to RIVERVIEW SOUTH CONDOMINIUM APARTMENTS have been considered by the Board of Directors and approved by them in the following form pursuant to that portion of the by-laws of the corporation which provides that said Board shall have authority to make rules and regulations pertaining to the condominium.

The following rules and regulations are therefore effective at the date and hour indicated below and all owners, occupants, guests, lessees, and sub-lessees are hereby charged with knowledge of the existence of the said house regulations and of the content of this document and are thereby charged with responsibility for adhering to them, in total.

These regulations are designed to make living in our condominium pleasant and comfortable. In living together, every owner has certain rights, but also certain obligations to other owners.

Congenial condominium owners are the greatest asset to the RIVERVIEW SOUTH CONDOMINIUM APARTMENTS spiritually, physically and monetarily in its upkeep as well as its investment. The greater the congeniality of the owners, the more valuable our asset becomes.

The interest you take in your own apartment and in the common areas of RIVERVIEW SOUTH will encourage all others to take an even greater interest - - which builds the value of our choice of RIVERVIEW SOUTH as our home.

All copies of these house regulations must be signed for by the owner. When additional copies are required, contact the Board of Directors and such extra copies will be available after they have been signed for by the owner. All additional copies will be one (\$1.00) Dollar each.

Owner's Name \_\_\_\_\_

Date \_\_\_\_\_

Apartment Number \_\_\_\_\_

To be Filed With and Relates to:  
Official Records Book 4109, Page 854

Return to:  
Robert J. FOGAN, Pres  
2170 S.E. 17th St.  
Ft. Lauderdale, Fla. 33316  
523-5455

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I. SWIMMING POOL REGULATIONS

(A) General

1. Use of the pool facilities is restricted to owners and their over-night guests and lessees. Non-residents can be invited in for the use of the pool provided they are guests of owners of apartments. The owner should be poolside with non-resident guests.
2. Pool-side furniture must be protected from sun-tan lotions and/or other oily lotions by use of a towel or other covering; and furniture must be returned to its original location by person or persons making use of them.
3. Owners will be held responsible for all actions of their children, their guests, and the lessee. No roughhouse tactics allowed in or around the pool.
4. Pool hours are from 9:00 A.M. to 9:00 P.M.

(B) Attire

1. All hairpins and bobby pins must be removed from the hair while using the pool.
2. Swim wear is to be worn in the pool, do not swim in street clothes.

(C) Health Measures

1. All persons must shower before entering pool and must remove all sand and suntan oils. (This is a State law); shower is located outside the laundry room door.
2. For the protection of all concerned, it is mandatory that persons with open blisters, cuts, or skin abrasions, or any communicable diseases, should not use the pool.
3. Papers, cigarettes, cigars, refuse must be deposited in receptacles as provided.
4. Clothesrack is provided in the laundry building for swimming attire.

(D) Safety

1. No styrofoam rafts or toys, or scuba fins are permitted in the pool. Only mouth-inflated rafts and toys are acceptable and must be removed immediately after use by the owner or they will be disposed of

and cannot be stored in storage room aisle.

2. There are no bathroom facilities available poolside, therefore it will be necessary for your guests to have keys to your apartment.
3. Children under the age of twelve (12) years must be accompanied by an adult in the pool area.
4. As a safety measure, it is advised that no person swim alone.
5. For insurance purposes and personal safety, glass containers will not be permitted in the pool area. Plastic and/or Dixie cups are acceptable.

## II. PETS

- (A) Due to the size of RIVERVIEW SOUTH and the surrounding landscape, it is the decision of the Board of Directors that no tenants or owners of apartment units will be permitted to keep cats or dogs. All residents may keep two small birds that can be confined to a cage. In any event, apartment owners and/or tenants must adhere to the rules.

## III. LAUNDRY ROOMS

- (A) The laundry equipment (automatic washer-dryer) is exclusively available for the use of the owners or lessees of apartments.
- (B) For the convenience of all concerned, the laundry room should be left in a neat and orderly fashion.
- (C) Remove laundry from washers and/or dryers when finished. Leave washer door open after using to prevent mildew and mold from forming.
- (D) Laundry equipment users must clean dryer filter when finished using dryer.
- (E) The laundry room will normally be opened at 7:30 AM and closed and locked at 9:00 PM. Please schedule your washing and drying to meet this time schedule.

## IV. TRASH AND GARBAGE DISPOSAL

- (A) Trash and garbage disposal dumpster is provided at the northwest corner of lot line of building.
- (B) All trash is to be placed in a bag which is tightly closed. Bottles and cans should be padded with paper and placed inside a bag or container that is sealed in order to eliminate as much noise and odor as possible. When depositing trash in dumpster make sure

the dumpster sliding doors are closed after depositing trash, etc.

- (C) Do not throw loose trash in the containers.
- (D) Use disposal unit in your kitchen for food wastes, liquids, vegetables, etc; periodically the disposal unit should be cleaned, deodorized and blades sharpened to prevent backup of garbage into other apartments. There are tablets available at grocery stores that can be used for this purpose.
- (E) Do not use garbage disposal before 8:00 AM or after 9:00 PM.
- (F) Garbage or trash from condominium units should be deposited in trash container at the northwest corner of building and not in container located adjacent to laundry room.

V. PARKING

- (A) Be sure to park your car within your own space. If you encroach on your neighbor's space, you only create dissention and possibly damage to car doors.
- (B) Guests to park in guest spaces only; if none available, then the owner or lessee must find parking for them, streetside parking is available. Do not block area near dumpster.
- (C) The By-Laws of the RIVERVIEW SOUTH CONDOMINIUM, INC. state in part as follows:

"Parking spaces are for passenger automobiles, only. No boats, trailers or other objects shall be placed in or around the parking space assigned."
- (D) Keep the driveways and entrances clear. When you leave your car, park it in your stall. Issued car space is so marked and is not for parking use by others except as permitted in writing by space-holders.
- (E) Drive slowly through our parking areas at all times.
- (F) Present owners who have two-wheel motorcycles or motorbikes, and/or bicycles, are restricted to special rules, as set up by the Board of Directors. They include provisions that all motorcycles and motorbikes must be walked to and from their special parking space to the public street before starting up the motor. Bicycles may not be ridden anywhere on the premises.

- (G) Head-in parking only permitted.
- (H) Washing cars in parking areas is not permitted.

VI. RE-SALE OF APARTMENTS

- (A) The sale of any apartment in the RIVERVIEW SOUTH must be approved by the Board of Directors.
- (B) No signs about the sale are permitted on the premises. The re-sale must be in all respects legal and in conformity with the legal documents of RIVERVIEW SOUTH and the house regulations.
- (C) When a purchaser for a re-sale of an apartment has been found, the owner is to submit, on a form provided by the Board of Directors, the vital statistics necessary to conduct an investigation of the prospective purchaser. A fee of Twenty Five (\$25.00) Dollars must be submitted at least ten (10) days prior to the intended closing in order that sufficient time will be allowed for investigation and for Board approval.

VII. LEASING OF APARTMENTS

- (A) An Application for Lease and Lease Addendum Contract Form will be furnished by the Board of Directors.
- (B) A copy of the executed lease must be filed with the Condominium Secretary; however, the apartment owner must inform the Condominium Secretary, on the forms provided, of the number of persons who will occupy the apartment during the lease term, the length of their occupancy, their names and credit references. This information is to be submitted at least ten (10) days before the intended occupancy in order that an investigation can be completed.
- (C) A fee of Fifty (\$50.00) Dollars must be submitted with each Application for Lease or rental to defray the other administrative expenses and cost of investigation of Lessee.
- (D) A lease or rental is not permitted for less than six (6) full months, nor more than one (1) year, since our premises and facilities are not intended to be used by transients. Our building comes under the Florida Condominium Laws and if we violate these laws we can be placed under a different classification, such as, apartment, building, hotel or motel. See Article XII for clarification of State Law, 509.241.

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- (E) The owner will be held responsible for any damage done by Lessee or renter in areas outside of their apartment.
- (F) Each lease shall authorize the forcible ejection of the Lessee for misconduct.
- (G) The present owner of the apartment must supply the Lessee with a copy of the regulations and apprise the Lessee of the importance of knowing and complying with all house regulations.
- (H) Lessee (husband/wife or single person) must appear in person before the Board of Directors to sign lease.

VIII. GUESTS (WHILE OWNER IS NOT IN RESIDENCE)

- (A) House guests must be registered through the Secretary at least five (5) days prior to their arrival. This request for admission must be submitted by the owner with a duly signed letter or in person.
- (B) In the owner's absence, approved house guests may not have overnight guests of their own, unless the Board of Directors is notified in advance.
- (C) In the owner's absence, overnight parties are not permitted and the violators may be forced to vacate.
- (D) The owner of the apartment must supply his guest with a copy of these regulations and apprise his guests of the importance of knowing and complying with these regulations.

IX. GUESTS (WHILE OWNER IS IN RESIDENCE)

- (A) The apartment owner may have guests as they wish while the owner is in residence. The owner is responsible for his guests' behavior and decorum.
- (B) All strangers using the facilities of RIVERVIEW SOUTH will be subject to question by the Board of Directors or any owner if they are not identified.
- (C) A house guest who stays over sixty (60) days in residence shall be considered a permanent guest and regulations set forth in ARTICLE VII, Paragraph E and ARTICLE VIII, Paragraphs A and B shall apply.
- (D) All guests must be apprised of these house regulations.

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X. STORAGE AREA FOR OWNERS

- (A) In order to avoid fire hazards, storage areas must be accessible at all times. Locks will be permitted on your own individual storage compartment.
- (B) Limitation of available space dictates that storage should be restricted to essential items. All loose objects which cause clutter in the open storage space must be removed.
- (C) All volatile liquids, paint thinners, paint removers, paint brush cleaners, paints and lacquers cannot be placed in the storage area at any time.
- (D) Empty cartons, tires, inner tubes, real Christmas trees and similar combustibles must be disposed of. Stored items must be neatly stacked.
- (E) Periodic checks by the City Fire Marshal and Insurance Inspectors are made to insure the safety of RIVERVIEW SOUTH residents.

XI. GENERAL CONDITIONS

(A) Infractions

- 1. Waterbeds not permissible in any apartment.
- 2. Misconduct, poor decorum and infractions are to be reported in a signed statement to the Board of Directors for investigation and for recording.
- 3. Any complaints and problems must be signed by the owners and directed to the Board of Directors. Any criticism of building employees' work or conduct shall be reported in writing directly to the President of the Board of Directors.
- 4. No owner or occupant is authorized to reprimand or to give orders to any other owner, their guest or employee of the building.

(B) Entry to Building

- 1. In owner's absence, the owner must inform the Board of Directors by signed and written authority to grant entry to workmen, employees, or contractors to their apartment; without this, entry definitely will not be permitted. The possession of an apartment key will not entitle the holder entry to an apartment. The owner is responsible for all liabilities incurred.

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2. In case of any emergency originating in or threatening any apartment, regardless of whether the owner is present at the time of such emergency, the Board of Directors shall have the right to enter such apartment for the purpose of remedying or abating the cause of such emergency. Such right of entry shall be immediate. To facilitate entry the owner of each apartment must deposit a key to his apartment with the Board of Directors.
3. Each owner who plans to be absent from his apartment for a period of one month or more must prepare his apartment prior to his departure. He must designate someone to periodically check toilet, faucets, air conditioning and sink drains. Name of person to be given to the Board of Directors.
4. Such right to accept responsibility also admits liability of the person or persons entering said apartment for subsequent loss of property. Insurance companies will not assume liability for loss claims when work is done without adjuster's appraisal.
5. All 1st floor apartments will be debugged by the exterminator once each month, entry to apartments is necessary, therefore keys must be in possession of the Board of Directors for this purpose.

(C) Public Areas

1. Do not place any notes in the public areas. Board of Directors to determine if, when, how and where any notes are to be placed in any public areas of the condominium.
2. Children are not to interfere with the operation of the elevators and are not to play or run in the public halls and stairways.
3. The RIVERVIEW SOUTH is not a hotel where porters, bell boys and maids clean up after guests. It is the responsibility of owners and lessees that they and their guests clean up and replace chairs, etc. in their proper place before leaving recreation area.

(D) Other Breaches

1. No radio, hi-fi, or musical instrument shall be played, turned on or operated at any time in such manner as to be annoying or offensive to other occupants.
2. Nothing should be attached to the railings of balconies, either temporarily or permanently. No plants, pets, receptacles or other movable objects may be placed, kept or maintained on ledges of balconies. No objects shall be hung from windows or balconies. Nothing shall be shaken from windows or balconies. No fires or any kind of cookouts are permitted on balconies. Do not throw cigars, cigarettes or ashes, or anything else from the

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balcony. Nothing shall be stored on balconies or first floor walkways which will detract from the decorum of the building.

3. Door-to-door solicitation is not permitted anywhere in the building for any purpose, cause or charity. Other modes of solicitation must be specifically authorized by the Board of Directors.
4. No business shall be conducted from any apartment on a regular basis.
5. No public sale of merchandise or furnishings shall be allowed in any of the apartments.

(E) Corrective Action

1. In the event of the breach of any of the rules and regulations set forth hereinabove, it will be brought to the attention of the Board of Directors who will take the necessary action.
2. Owners are responsible for any such behavior or irregularities by themselves, their family, their guests, their lessees or others.
3. Any and all such assessments made for damage to condominium property will be added as a special assessment or as a general assessment in the discretion of the Board of Directors as it may deem appropriate. Collection thereof will be made as otherwise provided for in the rules, by-laws and other documents of the corporation, and default in payment thereof will be dealt with as so provided.

(F) Elevator Use

1. Elevators occasionally fail; should you be in the elevator when it fails, do not panic, as there are ways to open the doors mechanically. However, you should first flip the fan switch to on, and then press the emergency bell button several times until someone in the area responds to your call.
2. Persons responding to emergency call:
  - a. Call Fire Department. Dial 911.
  - b. Obtain elevator control room door key from the storage room in the laundry building. Open elevator control room door and pull master switch lever down to shut off all power.
  - c. Remove elevator door opening key from left hand side of 1st floor elevator door casing (the red glass has to be broken to remove key).

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- d. Place door opening key in hole located on the upper right hand part of door. Turn key clockwise until door opens.
- e. Start with the first floor door, then the second and third floor doors, if necessary.
- f. Warning: Under no circumstances should the elevator doors be opened before the master switch in the elevator control room is placed in the "off" position.

XII. DEPARTMENT OF BUSINESS REGULATIONS

Division of Hotels and Restaurants  
Chapter 509.241 - Statutes of the State of Florida

Transient occupancy means the occupancy will be temporary and the Division of Hotels and Restaurants classifies "Transient" as being six (6) months or less.

Copy of Statute to be furnished on last page of these regulations.

*This is a true and correct copy  
of the House Regulations of Riverview  
South Condominium, Inc. as of Sep. 12, 1979*

STATE OF FLORIDA :  
COUNTY OF BROWARD : ss.

*Robert H. Lugin*  
President

*Subscribed to and Sworn before me  
this 12th day of September, 1979.*

Notary Public, State of Florida at Large  
My Commission Expires May 15, 1983  
Bonded by American Life & Casualty Company

*Mary H. Lugin*

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# DEPARTMENT OF BUSINESS REGULATION DIVISION OF HOTELS AND RESTAURANTS CHAPTER 509 STATUTES

APRIL 1, 1976

**509.241 Licenses required; public lodging and food service establishments; exceptions.—**

**(1) PUBLIC LODGING ESTABLISHMENTS; DEFINITION; LICENSES; EXCEPTION.—**

(a) Every building or structure, or group of buildings or structures, within a single complex of buildings kept, used, maintained, or advertised as, or held out to the public to be, a place where sleeping or housekeeping accommodations are supplied for pay to transient or permanent guests or tenants, except as hereinafter exempted, is defined, and shall be licensed, as a public lodging establishment. Any reference in the Laws of Florida to hotels, motels, motor courts, apartment houses, rooming houses, boardinghouses, trailer courts that rent trailers to transients, or similar establishments shall be construed to mean a public lodging establishment as herein defined unless a different intent is clearly evident.

(b) The following are exempted from the provisions of paragraph (a) hereof:

1. All individually or collectively owned one, two, or three family dwelling houses or dwelling units, regardless of the number of such dwelling houses or units clustered together, unless they are regularly rented to transients or held out to or advertised to the public as places regularly rented to transients.

2. Dormitories and other living or sleeping facilities maintained by public or private schools, colleges, or universities primarily for the use of students, faculty, or visitors.

3. All hospitals, nursing homes, sanitariums, adult congregate living facilities, and other similar places.

4. All places renting three rental units or less, unless they are advertised or held out to the public to be places that are regularly rented to transients.

**(2) PUBLIC FOOD SERVICE ESTABLISHMENTS; DEFINITION; LICENSES; EXCEPTIONS.—**

(a) Every building, vehicle, or other structure of similar purpose, or any rooms or divisions in a building, vehicle, or other structure of similar purpose, or any place whatsoever, that is maintained and operated as a place where food is regularly prepared, served or sold for immediate consumption on or in the vicinity of the premises is defined as, and shall be licensed as a public food service establishment.

This shall specifically include establishments preparing food to be called for or taken out by customers, to be delivered to factories, construction camps, airlines and other similar locations for consumption at any place. Any reference to a restaurant in the Laws of Florida shall be construed to mean a public food service establishment as herein defined unless a different intent is clearly evident.

(b) The following are exempted from the provisions of paragraph (a):

1. Places maintained and operated by public or private schools, colleges, or universities, primarily for the use of students and faculty.

2. Eating places maintained and operated by churches and religious or fraternal organizations primarily for the use of their members and associates.

3. Eating places located on airplanes, trains, buses, or watercraft which are common carriers.

4. Eating places maintained by hospitals, nursing homes, sanitariums, adult congregate living facilities, and other similar places.

5. Theaters licensed under the provisions of s. 205.412, or any other license or occupational tax law enacted in lieu thereof, where the primary use is a theater and patron service is limited to food items customarily served to the admittees of such theaters.

**(3) LICENSES; ANNUAL RENEWALS.—**For every establishment coming within the provisions of subsections (1) and (2), the required license shall be obtained from the Division of Hotels and Restaurants. Such license shall not be transferable from one place or individual to another; and it shall be a misdemeanor for such an establishment to operate without a license. The division may refuse a license or a renewal thereof, to any establishment that is not constructed and maintained in accordance with the law and rules and regulations of the division. Licenses shall be renewed annually, and the division shall adopt an appropriate regulation establishing a staggered schedule for license renewals which will avoid the necessity of all licenses being renewed on the same day of the year. Due regard shall be given in making the schedule to obtaining a relatively even distribution of license renewals coming due and, thereby, to equalizing the workload of the division's office staff.

**(4) APPLICATION FOR LICENSE; PENALTY FOR FAILURE TO APPLY.—**It shall be the duty of every individual who enters the public lodging or public food service business to make application for the licensing of his establishment prior to the commencement of operation. Failure to make application and payment of fee required shall constitute a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

**(5) EXCEPTIONS.—**The licensing provisions of chapter 475 shall not be construed to prohibit the owner, operator, or employee of a public lodging or food service establishment offering to rent or renting to members of the public the facilities defined in this chapter and engaging in activities related to such offer to rent and renting such facilities, including advertising and personal and letter solicitation, provided:

(a) The facilities rented, offered for rent, or having

been rented shall be under one ownership, control, management, or franchising authority, and

(b) The activities of offering for rent and renting by such operator, manager or assistant manager shall be confined and relate to facilities under one ownership, management, control or franchising authority, and

(c) No owner or operator shall rent or offer for rent facilities for more than one ownership, management, control or franchising authority.

*History.—*ss. 3-5, s. 6, ch. 6952, 1915, RGS 2121-2126, 2129, ss. 3, 4, ch. 9284, 1923; s. 6, ch. 12053, 1927; CGL 3333-3353, 3354, s. 1, ch. 13459, 1929; ss. 6-8, 13, ch. 16042, 1933; CGL 1936 Supp. 3353, 3354; s. 1, ch. 23930, 1947; ss. 5, 6, ch. 29821, 1954; s. 1, ch. 29820, 1955; s. 9, ch. 57-389, s. 1, ch. 57-821; s. 1, ch. 61-81; s. 1, ch. 67-507; ss. 16, 35, ch. 69-106; s. 4, ch. 70-241; s. 480, ch. 71-134, s. 6, ch. 71-157; s. 19, ch. 73-323; s. 20, ch. 73-323.

*Note.—*Former ss. 511.01-511.03, 511.10.

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509.242 Public lodging establishments: classifications.—

(1) Establishments which desire a specific classification (apartment, hotel, motel, apartment hotel, apartment motel, etc.) may apply and receive a specific classification from the Division of Hotels and Restaurants, provided the establishments fulfill the following requirements for each classification:

(a) *Hotel*.—Any building or group of buildings containing sleeping room accommodations for 25 or more guests and providing the services generally provided by a hotel and recognized as a hotel in the community in which it is situated, or by the industry, is declared to be a hotel.

(b) *Apartment hotel*.—Any establishment which meets the requirements of a hotel, but also has units with kitchen equipment and housekeeping facilities, is declared to be an apartment hotel.

(c) *Motel*.—(Motor hotel, motor court, court, tourist court, motor lodge, etc.)—Any building or group of buildings, usually one story but limited to three stories, which offers units easily accessible to the travelers with an exit to the outside of each unit, daily or weekly rates, off-street parking for each unit, a central motel office on the property with specified hours of operation, a bath or connecting bath for every rental unit, and at least six rental units, recognized as a motel in the community in which it is situated and by the industry, is declared to be a motel.

(d) *Apartment motel*.—Any establishment which meets the requirements of a motel, but has at least 40 percent of the units as apartments with kitchen facilities is declared to be an apartment motel. A motel with less than 40 percent of its units in apartments is declared to be a "motel with apartments."

(e) *Resort motel, beach motel, fishing camp motel*.—Establishments requesting such classifications must meet the requirements of a motel and may have both motel rooms and apartment units.

(f) *Apartment*.—Any building or group of buildings intended for living accommodations, each with or without kitchen equipment and housekeeping facilities, and providing the services generally provided by an apartment house and recognized as an apartment house in the community in which it is situated, or by the industry, is declared to be an apartment house.

(g) *Rooming houses, guest houses, cabins*.—All establishments not within the foregoing category shall be classified as rooming houses, guest houses, cabins, tourist camps, or otherwise according to choice, but shall not be allowed a classification that could be confused with one of the foregoing. Converted dwelling houses, unless they can qualify for another classification, shall be classified under this paragraph.

(2) When 25 percent or more of the units in any establishment fall within a classification different from the particular classification applicable to it, such establishment shall obtain a separate classification for such 25 percent or more units, unless otherwise provided herein. When an establishment has a different classification of units in a separate building which is operated in connection with the principal establishment and is in the immediate vicinity, such as a hotel with a motel section, two classifications shall be required.

(3) Establishments may advertise or display signs which advertise a specific classification, provided they have applied and received the specific classification and fulfill the requirements of that classification.

History.—s. 2, ch. 57-824; s. 2, ch. 61-31; ss. 16, 26, ch. 69-106.

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RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
GRAHAM W. WATT  
COUNTY ADMINISTRATOR